

Land West of Millstones, Oxspring - Viability Assessment - Revised 25.02.21

Gross Development Value		
1	£	162,500
2	£	152,750
3	£	152,750
4	£	600,000
5	£	550,000
Total GDV	£	1,618,000

Sales Values Provided by Richard Crossfeld - Plots 1-3 Already Reduced by 35% in the assessment

Build Costs		Sq.m	Sq.ft
1	£	125,938	90
2	£	111,945	80
3	£	111,945	80
4	£	444,980	318
5	£	422,591	302
Garages	£	30,000	
Parking Court Area	£	25,000	
Total Plot Build Costs	£	1,272,398	

Build Cost of £130sq.ft used for all 5 Plots - To reflect high quality specification of the proposed homes, including proposed materials such as Natural Stone to all plots.

Abnormals	£	80,000
Contingency	£	67,620

Raft/Piled Foundations; Services; Road Access & Private Drive; Plot Drainage Requirements; Electric Charging Points; Rainwater Harvesting
5% of Total Plot Build Costs & Abnormals

Legal Fees	£	16,180
Finance Fees	£	99,401
Professional Fees	£	99,401
Sales & Marketing Fees	£	48,540

1% of GDV
7% of Total Plot Build Costs; Abnormals; & Contingency
7% of Total Plot Build Costs; Abnormals; & Contingency
3% of GDV

Total Costs	£	1,683,541
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Profit @ 15% GDV	£	242,700
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Residual Land Value	-£	308,241
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